

CITY OF MUSKEGON
MUSKEGON HOUSING BOARD OF APPEALS
MEETING MINUTES
July 9, 2014
5:30 PM

Chairman G. Borgman called the meeting to order at 5:30 p.m.

ATTENDANCE: G. Borgman, B. Turnquist, W. Krick, B. Arthur, E. Simmons

ABSENT: R. Mackie, K. Kolberg

STAFF: H. Mitchell; D. Renkenberger; Chief J. Lewis; K. Briggs, SAFEbuilt,
B. Dodge, SAFEbuilt

OTHERS: P. Spoelman, 1348 Lakeshore Dr.

MEETING MINUTES:

A motion to approve the regular meeting minutes of June 5, 2014 was made by B. Turnquist, supported by E. Simmons and unanimously approved.

Old Business:

EN110191 – 1357 7th Street – Julie Spencer, 1085 1st Apt 2, Muskegon, MI 49440. Ms. Spencer was asked to return to give the members an update on the repairs and structure insurance. However, she did not attend the meeting. K. Briggs stated that the building's condition was not deteriorating, and the taxes were up-to-date. There were other homes in worse shape that needed urgent attention. K. Briggs listed the work that had been done on the house to date. He stated that Ms. Spencer was trying to get insurance coverage on the building, the last he knew. J. Lewis stated that the City needed to use its resources for places that truly posed a hazard, but it was important that communication be kept open with Ms. Spencer. G. Borgman and K. Briggs asked H. Mitchell to keep in contact with Ms. Spencer and keep the board apprised of her progress.

A motion to table this case until staff notifies the board that she has been in contact with Ms. Spencer, was made by W. Krick, supported by B. Arthur and unanimously approved.

Dangerous Building – New Cases:

EN140179 – 84 Hartford Avenue – Paul & Judith Spoelman, 1348 Lakeshore Dr., Muskegon, MI 49441. A Notice & Order was issued May 15, 2014. Mr. Spoelman did come in and ask if he could be given more time. He has the building up for sale and is hoping that it will sell before the end of the year. He stated that if it didn't sell, he would

like to demolish it before the next tax year when the County assesses the property again. The taxes for 2015 would be based on what is on the property as of 12/31/2014. The 2013 taxes are delinquent to the County Treasurer.

G. Borgman asked P. Spoelman what his plans were for the property. P. Spoelman stated that he didn't deny that the house was in poor condition, but he needed additional time to remove the belongings from the house and save up money for demolition costs. K. Briggs stated that the structure met the criteria for a dangerous building, and they needed to work out a time frame to get it torn down. He asked Mr. Spoelman if he would be doing the work himself, or hiring someone. P. Spoelman stated that he was having it torn down and had gotten an estimate from Press's. He wanted to have it down before the first of the year.

A motion that the property owner work with SAFEbuilt on a time frame to have the building torn down by the end of the year was made by W. Krick, with discussion continuing. K. Briggs stated that the owner or contractor could obtain a demolition permit now because the permit would be good for 180 days (6 months) which would be good thru the end of the year. G. Borgman agreed that the owner should take out a demolition permit and have the work done by the end of the year. P. Spoelman stated that he could do that.

A motion that the property owner obtain a demolition permit for the demolition of the structure with the condition that it is demolished by December 31, 2014, was made by B. Arthur, supported by W. Krick and unanimously approved.

EN140831 – 287 East Laketon Avenue – Muskegon County, 173 E Apple Ave., Suite 104, Muskegon, MI 49442. A Notice & Order was sent on May 15, 2014. The County Treasurer has signed a release to allow demolition of this structure. It must still be declared and go through the dangerous building process to the City Commission for concurrence.

A motion to declare the structure substandard, dangerous and a public nuisance was made by E. Simmons, supported by B. Arthur and unanimously approved.

Other Business

VanSlooten property at 1713 & 1747 7th Street – K. Briggs stated that the property owner had recently passed away, and he had been working with the son, Mark VanSlooten. K. Briggs and M. Metcalf (Fire Marshall) toured the property, and K. Briggs pointed out the work that needed to be done on the buildings. M. VanSlooten stated that he wanted to be involved in the demolition process so he could salvage what was possible. He also wanted to be able to save a portion of one building to use for storage. H. Mitchell stated that the case was up for City Commission approval for demolition at their July 22 meeting. K. Briggs stated that the owner would have 21 days from then, and that M. VanSlooten was aware of the time frame. H. Mitchell stated that a ticket could be issued if the owner did not complete the demolition as required. K. Briggs

stated that SAFEbuilt had been issuing tickets to property owners in an attempt to make them responsible for their own properties, rather than the City assuming responsibility.

159 W. Larch Ave. – W. Krick asked about the status of this house. H. Mitchell stated that she had spoken with the insurance company recently, and they were to issue a check to the property owner and the demolition company. W. Krick was unhappy that the process had taken this long, considering that the property posed a danger to the community. He asked what emergency procedures the City could employ to get faster results in these types of situations. Board members and staff discussed different possibilities and the process the City has to abide by in the ordinance.

Municipal Infraction Tickets - J. Lewis explained the municipal infraction procedures. He also stated that the City was working on getting approval through the City Attorney's office to require that landlords carry homeowners insurance on their properties. He stated that he had spoken to State legislators to see what can be done to make this a requirement as there seems to be more and more people not having insurance on their structures. K. Briggs explained how SAFEbuilt had been handling the new municipal infraction procedure and as word gets out that these tickets are being issued there should be more compliance. SAFEbuilt and the other City departments are using the Municipal Infraction Tickets to get compliance and to get the property owners to take care of their buildings rather than waiting until the property reverted to County Treasurer for taxes.

Staff and board members continued discussing problem properties and possible solutions.

The meeting was adjourned at 6:10 p.m.